

Niguel Shores Community Association
General Session Agenda
May 21, 2025

ATTENDEES

Mark Russell, President , 1st Vice President Brian Porter, 2nd Vice President Bob Berkery, CFO Rick Palmer, Secretary	John Muller, General Manager Karen Decker, Architectural Manager, Recording Secretary Robert Everson, Maintenance Manager John MacDowell, Corporate Counsel
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CALL TO ORDER – 6:00 PM

HOMEOWNER FORUM

The board shall permit any member to speak at any meeting of the association or the board, except for meetings of the board held in executive session. The board shall establish a reasonable time limit for all members of the association to speak to the board or before a meeting of the association.

CONSENT CALENDAR

The consent calendar groups routine business items and reports that require no discussion or debate into one agenda item. The board can approve or acknowledge receipt of all items listed under the consent calendar that are unanimously agreed to with one vote instead of filing multiple motions. Before approving the consent calendar, any director may request an item be removed and moved to discussion items to be discussed separately.

- a. Minutes
- b. April 12, 2024, General Session
- c. Ratification of fund transfers:
 - \$200,000.00 Transfer to Stay Below FDIC Limits
 - \$150,000.00 Monthly Operating Expense
 - \$400,000.00 Transfer to Stay Below FDIC Limits
 - \$15,000.00 Payroll
 - \$200,000.00 Transfer to Stay Below FDIC Limits
 - \$30,000.00 Payroll
- d. Unaudited Financial Report for Period Ending: March 31, 2025
- e. Foreclosure
 - APN672-143-20
- f. Lien Approval
 - APN672-144-05
 - APN672-214-51
 - APN672-143-37
 - APN672-013-06
 - APN672-222-18
- g. Committee Meeting Minutes - Receive and File Architectural Committee

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Communications Committee
Events Committee
Landscape Committee
Maintenance Committee

LANDSCAPE

Tree Removal Proposal – Tree across the street from 33651 Capstan Drive

Action: The Board determines if the tree should be removed.

Tree Removal Proposal – Tree at platform deck between Sextant & Flying Jib Dr.

Action: The Board determines if the tree should be removed

Tree Removal Proposal – Tree in Cassandra Bay Median

Action: The Board determines if the tree should be removed.

Electrical Equipment Storage Container

Action: The Board determines if it will approve container installation.

HOMEOWNER ARCHITECTURAL APPEALS

24181 Vista D Ornde

Action: The Board to determine if it will approve or deny appeal.

33865 Cabrillo Isle

Action: The Board determines if it will approve or deny appeal.

33411 Cockleshell Drive

Action: The Board determines if it will approve or deny appeal.

MAINTENANCE REPORT

Maintenance Manager Bob Everson will update the Board on current projects throughout the community.

Pool and Spa Heater Preventative Maintenance

The annual service of the three heaters that service the pool and spa, \$3,720.76.

Pool and Spa Bi-Annual Preventative Maintenance

Bi-Annual maintenance of all pool and spa equipment that are not heaters, \$9,374.39

French Drain Hydro Jetting

The Maintenance Manager solicited proposals from several vendors.

GENERAL BUSINESS

Entry Gate Video Kisok

Action: The Board determines if the upgrade to the video Kisok should be approved.

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Villas Stair Replacement

Action: The Board to determine if the project should move forward.

Breaker Isle Slope Landscape Architect

Action: The Board determines to approve architectural fee of \$10,000.00.

Access Ability Evaluation

Action: The Board to determine next steps based on the report's recommendations.

Multi-Year Street Replacement Project

Action: The Board determines what multi-year street replacement project to approve.

Vendor Vehicle Registration Program

Action: The Board determines whether to move forward with the program.

Recreation Amenities Oversight Committee Candidates

Action: The Board determines if it will appoint members of the committee or solicit for more candidates.

Street Parking Waiver Rule Change

Action: The Board determines if rule change should move forward to member comment or remain unchanged.

DISCUSSION ITEMS

33651 Capstan Drive – Bluff Park Variance Request

Action: The Board to decide whether to approve the request or not.

Volunteer of the Year

Action: The Board to discuss candidates.

REPORTS (Review Only)

May Calendar

Architectural Report

Work Order Report

Map

ANNOUNCEMENTS

The board's next meeting will be on June 11, 2025.

ADJOURNMENT